

**Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
February 23, 2016
To be reported out March 16, 2016**

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CITY OF CHICAGO

NO. A-8197 (1st WARD) ORDINANCE REFERRED (1-13-16)
DOCUMENT # TBD

Common Address: 1650-1668 W Division
Applicant: Alderman Joe Moreno
Change Request: B3-5 Community Shopping District to B3-2 Community Shopping District

NO. A-8194 (16th WARD) ORDINANCE REFERRED (1-13-16)
DOCUMENT # O2016-94

Common Address: 6100-6128 S Winchester Ave
Applicant: Alderman Toni Foulkes
Change Request: B1-1 Neighborhood Shopping District to RS3 Residential Single-Unit (Detached House) District

NO. A-8195 (17th WARD) ORDINANCE REFERRED (1-13-16)
DOCUMENT # O2016-127

Common Address: 2601-59 West Marquette Road; 6701-59 S Washtenaw Ave; 2600-60 West 68th Street; 6700-60 S Rockwell St
Applicant: Alderman David Moore
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-1 Community Shopping District

NO. A-8196 (21st WARD) ORDINANCE REFERRED (1-13-15)
DOCUMENT # O2016-

PASS AS AMENDED

Common Address: 8902-8956 S Loomis
Applicant: Alderman Howard Brookins
Change Request: B3-1 Community Shopping District to B2-1.5 Neighborhood Mixed-Use District

NO. A-8192 (33rd WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT # O2015-8544

PASS AS AMENDED

Common Address: 3133-3137 N Washtenaw
Applicant: Alderman Deborah Mell
Change Request: M1-2 Limited Manufacturing/ Business Park District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

NO. 18615 (1st WARD) ORDINANCE REFERRED (01-13-16)
DOCUMENT #02016-48

Common Address: 1532 W. Chicago Ave
Applicant: 1532 Chicago LLC
Owner: 1532 Chicago LLC
Attorney: Meg George, Neal and Leroy, LLC
Change Request: B1-2 Neighborhood Shopping District to B3-3 Community Shopping District
Purpose: Applicant intends to develop the existing building into an 8 dwelling unit building with parking spaces. The existing 2,500 SF of existing first floor retail space will remain.

NO.18616 (1st WARD) ORDINANCE REFERRED (01-13-16)
DOCUMENT #02016-49

Common Address: 1243 West Ohio Street
Applicant: 1243 W. Ohio, LLC
Owner: JGS Ohio LLC
Attorney: Law Offices of Samuel of V.P. Banks
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The Applicant is seeking to raze the existing two-and-a-half-story building and to redevelop the site with a new four-story (with basement) residential building, containing two (2) dwelling units, with a detached two-car garage, at the rear. The new proposed building will be masonry in construction and measure 36'-5" in height.

NO. 18343-T1 (1st WARD) ORDINANCE REFERRED (4-15-15)
DOCUMENT # O2015-2595

**PASS AS AMENDED
& AMENDED TO TYPE 1**

Common Address: 1619-1627 N Campbell Ave
Applicant: Jan Gugala
Owner: Jan Gugala
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: to comply with the min lot area and max floor area requirements in order to build 2 new single family homes and a new 6 Dwelling unit residential building

NO.18514 (2nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6404

PASS AS REVISED

Common Address: 1010-1028 N Dearborn
Applicant: Lexington Dearborn LLC
Owner: The Ruth Page Foundation; Palette and Chisel Academy of Fine Arts
Attorney: Mara Georges
Change Request: RM-5 Multi Unit District to RM-6.5 Residential Multi Unit District and then to a Residential Business Planned Development
Purpose: The existing building s and not-for-profit uses will remain. The zoning change will allow a new 50 dwelling unit , 365' high residential I building.

NO.18530 (2nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6424

PASS AS AMENDED

Common Address: 1011-1023 N Ashland Ave
Applicant: Virage LLC
Owner: Virage LLC
Attorney: Law Office of Samuel VP Banks
Change Request: B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: The Applicant seeks a zoning amendment to permit a proposed four-story masonry building containing retail space at grade, and a total of thirty-three (33) residential units above at the subject site. Thirty (30) onsite parking spaces will be located within the proposed building. The proposed building will measure 50 ft. in height

NO.18604 (4th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8489

PASS AS AMENDED
PASS AS REVISED

Common Address: 3401-3453 S Dr. Martin Luther King Drive and 400-506 East 35th Street
Applicant: Lake Meadows Associates
Owner: Chicago Title and Trust
Attorney: Andrew Scott
Change Request: Residential Business Planned Development No. 1169, Residential Business Planned Development No. 1169, as amended
Purpose: The applicant proposes to secure preliminary approvals for two, seven story residential towers 230 units, 400,000 square feet of commercial and or hotel space in two towers, 162,000 sq.ft. of retail space and accessory parking and loading

NO.18328 (5th WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1392

PASS AS AMENDED
PASS AS REVISED

Common Address: 5543-59 South Cornell Avenue/ 1634-64 East 56th Street 5534-58 South Cornell Avenue/ 1604-1624 East 56th Street 5528-32 South Cornell Avenue
Applicant: Windermere House, LLC Solstice on the Park, and 5528 S Cornell Ave LLC (See Application for list of LLC Members)
Owner: Windermere House, LLC Solstice on the Park, and 5528 S Cornell Ave LLC (See Application for list of LLC Members)
Attorney: Vedder Price PC
Change Request: Residential Business Planned Development No. 282, as amended to Residential Business Planned Development No. 282, as amended
Purpose: Subarea A: no physical changes are currently proposed for the existing high-rise building, which has 220 dwelling units ("DUs"), 1st floor commercial uses (approximately 30,000 sf) and no parking. Subarea C: no physical changes are currently proposed for the existing 3- and 4-story building, which has 53 DUs and no commercial uses or parking. Proposed Improvement for Subarea B is a high-rise building (maximum 299' height, per Zoning Ordinance) with up to 250 DUs, or, up to 200 DUs and a hotel with banquet facilities and up to 160 keys (approx. 150,000s.f. of commercial in total); no fewer than 423 parking spaces; accessory uses including fitness center, pool, business center, party room. General Restaurant up to 5,000 sf. and convenience retail.

NO.18596-T1 (11th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8481

PASS AS AMENDED
& TYPE 1 PLANS AMENDED

Common Address: 3607-3615 S Morgan Street
Applicant: Lexington Place III, LLC
Owner: Edward Kadlec
Attorney: Barry Ash
Change Request: M1-2 Limited Manufacturing/ Business Park District to RM4.5 Residential Multi-Unit District
Purpose: To construct twenty-one-(21) townhomes. Each home shall have a two car garage. There shall be no commercial space on the property. Height of each home shall be 31.13'.

NO.18609 T1 (11th WARD) ORDINANCE REFERRED (01-13-16)
DOCUMENT #02016-42

Common Address: 603, 605, 607 W. Root Street
Applicant: Thomas M. Doyle Builders, Inc
Owner: Thomas M. Doyle Builders, Inc
Attorney: Paul A. Kolpak
Change Request: C1-5 Neighborhood Commercial District to B2-1 Neighborhood Mixed-Use District
Purpose: Three 1-story single family residences with basement and a 2-car detached garage per home, no commercial space. Building height: 17'-9" to median.

NO.18622 T1 (11th-- WARD) ORDINANCE REFERRED (01-13-16)
DOCUMENT #02016-55

Common Address: 2109-2115 South Halsted Street
Applicant: 2109 S. Halsted LLC
Owner: 2109 S. Halsted LLC
Attorney: Law Offices of Samuel of V.P. Banks
Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District
Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building at the subject site. The new proposed building will contain a commercial unit (1,230 SF) at grade level and eighteen (18) dwelling units above (Floors 2-4). There will also be interior parking for fifteen (15) vehicles located at grade level. The new proposed building will be masonry in construction and measure 48'-6" in height.

NO.18607 (14th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8498

PASS AS REVISED

Common Address: 2833-2927 West 47th Street; 4701-33 South Richmond
Applicant: Noble Network of Charter Schools
Owner: CF III California-47th
Attorney: Chlco & Nunes
Change Request: M2-2 Light Industry District to C3-3 Commercial, Manufacturing and Employment District then to an Institutional Planned Development
Purpose: The zoning amendment is required in order to permit the construction of a new 2 story charter high school, soccer field and on-site parking for ninety-four (94) vehicles. The height of the proposed building is 50

NO.18624 (14th-- WARD) ORDINANCE REFERRED (01-13-16)
DOCUMENT #02016-57

Common Address: 3900-3904 W. 47th St.
Applicant: Vega Property Holdings LLC
Owner: Chicago Title Land and Trust Number 8002369869
Attorney: Rob Roe
Change Request: RS3 Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District
Purpose: To remodel and expand the rear of the first floor only with 2000 square feet and open a restaurant. Remodel second floor single family unit without changing the open floor plan. 18 parking spaces. The height of the building will be unchanged at 26'7".

NO.18626 (23rd - WARD) ORDINANCE REFERRED (01-13-16)
DOCUMENT #02016-59

Common Address: 5251 – 5259 S. Newcastle Ave
Applicant: Jack's Construction and Remodeling, Inc.
Owner: Trust No. CJZ 5251 dated April 21, 1992
Attorney: Christopher Koczwara
Change Request: RS2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District
Purpose: To allow the use of the existing single family residence with 2 car garage on a lot measuring 40 x 133 and also to allow the construction of two new single family residences with 2 car garages on two newly subdivided lots, with each lot measuring 38.5 x 133.

NO.18613 T1 (26th WARD) ORDINANCE REFERRED (01-13-16)
DOCUMENT #02016-46

Common Address: 2011 North Lawndale
Applicant: First Nations Bank U/T/A dated June 24, 2003 and known as Land Trust #1505
Owner: First Nations Bank U/T/A dated June 24, 2003 and known as Land Trust #1505
Attorney: Tyler Manic, Schain Banks
Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District
Purpose: To rehab existing building, with a proposed fourth floor addition to allow for a total of 5 residential dwelling units with 8 parking spaces.

NO.18625 T1 (27th-- WARD) ORDINANCE REFERRED (01-13-16)
DOCUMENT #02016-58

Common Address: 1114 W. Hubbard St
Applicant: Chris Spina
Owner: Chris Spina
Attorney: Louis Weinstock
Change Request: M2-2 Light Industry District to B2-3 Neighborhood Mixed-Use District
Purpose: 4 dwelling unit, existing 3 and 4 story building approximately 36' and partially 44' high. 4 parking spaces. No commercial space.

NO.18543-T1 (27th WARD) ORDINANCE REFERRED (10-14-15)
DOCUMENT #02015-7341

PASS AS REVISED
& TYPE 1 PLANS AMENDED

Common Address: 944-946 N Elston Ave
Applicant: 944 North Elston LLC
Owner: Edward C Augustyn
Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz
Change Request: M3-3 Heavy Industry District to B2-3 Neighborhood Mixed-Use District
Purpose: The Applicant proposes to construct a 5-story building providing 8 residential units with 1,000 feet of commercial space and 16 parking spaces

NO.18621 (30th-- WARD) ORDINANCE REFERRED (01-13-16)
DOCUMENT #02016-54

Common Address: 5301 West Newport Ave.

Applicant: 5301 Newport LLC

Owner: 5301 Newport LLC

Attorney: Law Offices of Samuel of V.P. Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The Applicant is seeking to convert the existing grade-level (front) commercial unit into a dwelling (residential) unit within the existing two-story (with basement) building. The zoning change is required in order to meet the minimum lot area requirement to permit a four dwelling unit building on this lot. Aside from the interior build out (conversion) of the existing grade level commercial unit, the existing building will remain unchanged with an existing dwelling unit at the rear if the 1st floor (grade level) and two more dwelling units above (front and rear of the 2nd floor). The existing detached garage will be razed, to allow for the establishment of a paved parking pad at the rear of the lot which will accommodate parking for four cars. The existing building is, and will remain brick and frame in construction and measure 22'-5 3/8" in height.

NO.18608 (40th WARD) ORDINANCE REFERRED (01-13-16)
DOCUMENT #02016-41

Common Address: 5556 N. Western / 2403 W. Bryn Mawr

Applicant: George Boudkah and Joe Boudkah

Owner: George Boudkah and Joe Boudkah

Attorney: Warren E. Silver

Change Request: B1-2 Neighborhood Shopping District to C2-1 Motor Vehicle Related Commercial District

Purpose: The proposed use will be car repair and car sales. The existing one story building consisting of approximately 3,000 sq. ft. will remain.

NO.18610 T1 (41st WARD) ORDINANCE REFERRED (01-13-16)
DOCUMENT #02016-43

Common Address: 5128-32 N. Newcastle Ave.

Applicant: T.G. Homes, LLC

Owner: T.G. Homes, LLC

Attorney: Paul A. Kolpak

Change Request: RS2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District

Purpose: Two story single family residence with basement and a 2-car garage per home, no commercial space. Building height: 29'10" both buildings

NO.18536 (42nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6431

PASS AS REVISED

Common Address: 301-331 West Illinois Street; 440-448 North Franklin Street and 441-449 North Orleans Street
Applicant: See Application for list of Applicants
Owner: Order of Friar Servants of Mary, USA Province, INC.
Attorney: DLA Piper
Change Request: DX-5 Downtown Mixed-Use District to a Residential Business Institutional Planned Development
Purpose: The proposed amendment will allow development of an approximately 24-story residential tower with approximately 245 dwelling units, approximately 3,125 square feet of ground floor retail and commercial space, and approximately 109 enclosed parking stalls. The amendment would also allow for the 1 -2 story vertical expansion of the existing priory building, and enhancements to the existing gardens. The existing church would remain.

NO.18617 (49th WARD) ORDINANCE REFERRED (01-13-16)
DOCUMENT #02016-50

Common Address: 6413 N. Glenwood
Applicant: Snezana Knezev
Owner: Snezana Knezev
Attorney: Law Offices of Samuel of V.P. Banks
Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The Applicant is proposing to establish a third dwelling unit within an existing two-unit residential building. The zoning change is needed to support the minimum lot area required for the third dwelling unit. The new dwelling unit will be located in the building's basement level. The two (2) existing dwelling units will remain without change. The height of the building will remain without change. Three (3) onsite parking spaces will be located at the rear of the subject lot.

MA-220 (MAYORAL APPLICATION) ORDINANCE REFERRED (2-10-16)
DOCUMENT # A2016-14

Appointment of Arriel Gray, Jr. as members of the Electrical Commission, Effective Immediately

TAD-542 (9th WARD) ORDINANCE REFERRED (2-10-16)
DOCUMENT # O2016-698

Amendment of Municipal Code Chapter 2-120 concerning establishment, composition, powers and duties of Chicago Pullman Committee

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE

Business ID Signs

Doc#	Ward	Location	Permit Issued To
Or2016-61	3	5440 S Wells	Wendy's Properties, LLC
Or2016-85	11	2601 S LaSalle	Landmark Sign Group
Or2016-55	14	4343 S Pulaski Rd	the Holland Design Group Inc.
Or2016-54	14	4200 S Pulaski Rd	Comet Neon Inc
Or2016-53	14	4343 S Pulaski Rd	the Holland Design Group Inc.
Or2016-52	14	4200 S Pulaski Rd	Comet Neon Inc.

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE

Business ID Signs

Doc#	Ward	Location	Permit Issued To
Or2016-76	16	6113-6115 S Kedzie Ave	Amphion Engineering
Or2016-94	21	1045 W 95 th St.	AD Deluxe Sign Co
Or2016-63	25	1101 W Jackson Blvd	Modern Signs Inc.
Or2016-62	25	1101 W Jackson Blvd	Modern Signs Inc.
Or2016-69	27	1431 N Halsted St	Olympic Signs Inc.
Or2016-91	27	825 W Evergreen Ave	Project Outdoor, LLC
Or2016-90	27	1255 W North Ave	All-Right Sign Co.
Or2016-89	27	600 W Chicago Ave	H.M. Witt & Co.
Or2016-88	27	600 W Chicago Ave	H.M. Witt & Co.
Or2016-68	27	1431 N Halsted St	Olympic Signs Inc.
Or2016-67	27	1431 N Halsted St	Olympic Signs Inc.
Or2016-66	27	1431 N Halsted St	Olympic Signs Inc.
Or2016-65	27	1431 N Halsted St	Olympic Signs Inc.
Or2016-64	27	1431 N Halsted St	Olympic Signs Inc.
Or2016-50	32	2157 N Damen Ave	Sign Co.
Or2016-60	36	2253 N Cicero Ave	Flashtric Signs Inc.
Or2016-59	36	5645 W Addison St	Poblacki Sign Company LLC
Or2016-58	42	900 N Michigan Ave	JMB/Urban 900 Development Partners
Or2016-57	42	360 N Michigan Ave	South Water Signs
Or2016-56	42	250 E Erie St	Poblacki Sign Company LLC

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE

Business ID Signs - Direct Introductions

Doc#	Ward	Location	Permit Issued To
TBD	44	3180 N Broadway Ave	All-Right Sign Inc.
TBD	44	3325 N Ashland Ave	Doyle Signs Inc.
TBD	44	3325 N Ashland Ave	Doyle Signs Inc.

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE

Off-Premise Signs

Doc#	Ward	Location	Permit Issued To
O2016-87	4	600 S Clark	Lincoln Services Inc.